



Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

cc: George Purefoy, City Manager
Ron Patterson, Assistant City Manager

From: John Eaglen, Strategic Services Manager / Assistant to the City Manager

Date: January 19, 2010

Subject: Consider and Act Upon a Resolution Ratifying an Agreement Between the Frisco Community Development Corporation and BOKA Powell, LLC for the Development of Plans, Specifications and Construction Documents for Multiple Uses and Completion of a Facility Master Plan for the Building and Land Located at 8000 North Dallas Parkway (Beal Building)

Action Requested: City Council consideration and approval of a Resolution ratifying a Professional Services Agreement by and between the Frisco Community Development Corporation and BOKA Powell, LLC of Dallas, Texas, for a not-to-exceed amount of \$455,525.00, for the development of plans, specifications and construction documents for multiple uses and completion of a facility master plan for the building and land located at 8000 North Dallas Tollway (the former Beal Aeronautics Building).

Background Information: The Scope of Services includes the performance of a multi-phase design and planning project for the "Beal Building" located south of the Municipal Center and at the SE Corner of the Dallas North Tollway and Cotton Gin Road.

Phase 1 provided temporary space for the Sci-Tech Exhibit tenant to occupy and set up for first exhibit (started in September, 2009 and running through the end of 2009). Phase 2 is to design the utilization of 50,000 square feet in the Beal Building, divided between three (3) tenants with separate functions. Tenant space includes: (1) Sci-Tech Discovery Center; (2) Black Box Theatre and (3) Museum of the American Railroad. Under the Agreement BOKA Powell would also Master Plan the remainder of the Beal Building (approximately 100,000 square feet) and the Master Plan for the entire Beal Building Property (approximately 43.6145 acres).

The Frisco Community Development Corporation approved this Agreement at their October 15, 2009 meeting (5-0).

Alternatives: City Council could consider the following alternatives:

- Approval of the Resolution;
- Input towards the discussion as desired;
- Deny approval of the Resolution and send back to staff with direction.

Financial Considerations: The Agreement totals a not to exceed amount of \$455,525.00; the Frisco Community Development Corporation has approved a total of \$2,000,000 for this project in their FY 2010 budget.

Legal Review: The Resolution and the Agreement have been reviewed and approved to form by the City Attorney's Office.

Supporting Documents: Supporting Documents include the following items:

- Copy of Resolution;
- Copy of Professional Services Agreement with BOKA Powell, LLC;
- Copy of Project Location Map.

Staff Recommendation: Staff recommends placement of this item on the January 19, 2010 City Council meeting agenda to consider and approve a Resolution ratifying a Professional Services Agreement by and between the Frisco Community Development Corporation and BOKA Powell, LLC for the development of plans, specifications and construction documents for multiple uses and completion of a facility master plan for the building and land located at 8000 North Dallas Tollway (the former Beal Aeronautics Building). Staff will be present at the meeting to address the City Council's questions relating to this agenda item.